049.0	0003	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	972,300 / 972,300
					USE VALUE:	972,300 / 972,300
					ASSESSED:	972,300 / 972,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARNEY CHRISTINE C
Owner 2:	
Owner 3:	
Street 1:	98 RICHFIELD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CARNEY JOHN A & CHRISTINE C -
Owner 2:	-
Street 1:	98 RICHFIELD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,184 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Conver Building built about 1850, having primarily Aluminum Exterior and 2170 Square Feet, with 3 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	8184.000	544,300	8,700	419,300	972,300
Total Card	0.188	544,300	8,700	419,300	972,300
Total Parcel	0.188	544,300	8,700	419,300	972,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 448.06 | /Parcel: 448.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 34769
GIS Ref:
GIS Ref:
Insp Date: 06/08/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 049.0-0003-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	544,300	8700	8,184.	419,300	972,300	972,300	Year End Roll	12/18/2019
2019	105	FV	423,800	8700	8,184.	419,300	851,800	851,800	Year End Roll	1/3/2019
2018	105	FV	423,800	8700	8,184.	281,500	714,000	714,000	Year End Roll	12/20/2017
2017	105	FV	400,000	8700	8,184.	269,500	678,200	678,200	Year End Roll	1/3/2017
2016	105	FV	400,000	8700	8,184.	245,600	654,300	654,300	Year End	1/4/2016
2015	105	FV	340,300	8700	8,184.	197,700	546,700	546,700	Year End Roll	12/11/2014
2014	105	FV	340,300	8700	8,184.	176,700	525,700	525,700	Year End Roll	12/16/2013
2013	105	FV	352,200	8700	8,184.	167,700	528,600	528,600		12/13/2012

!4138!

PRINT

Date	Time
12/10/20	19:12:31

LAST REV

Date	Time
03/02/19	13:06:09
apro	
4138	

USER DEFINED

Prior Id # 1:	34769
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARNEY JOHN A &	31055-409		1/4/2000	Family	1	No	No	4	
WILLIAMSON BRUC	27504-300		7/24/1997		150,000	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/2005	471	Re-Roof	5,000					
8/28/1997	511		10,000					FOUNDAT CARR-HOUSE
7/9/1997	384		2,500					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2009	Measured	189	PATRIOT
2/8/2000	Mailer Sent		
2/8/2000	Measured	197	PATRIOT
7/31/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		8184		Sq. Ft.	Site		0	70.	0.73	11			Med. Tr	-10					419,279						419,300	

Total AC/HA:	0.18788	Total SF/SM:	8184	Parcel LUC:	105	Three Fam.	Prime NB Desc:	ARLINGTON	Total: 419,279	Spl Credit	Total: 419,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	19 - Texture 111	15	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1850	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.13387096
Const Adj.:	1.00686932
Adj $ / SQ:	182.666
Other Features:	184500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	668653
Depreciation:	124369
Depreciated Total:	544283

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	3

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	4	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
3	3	1	
Totals			
3	9	3	

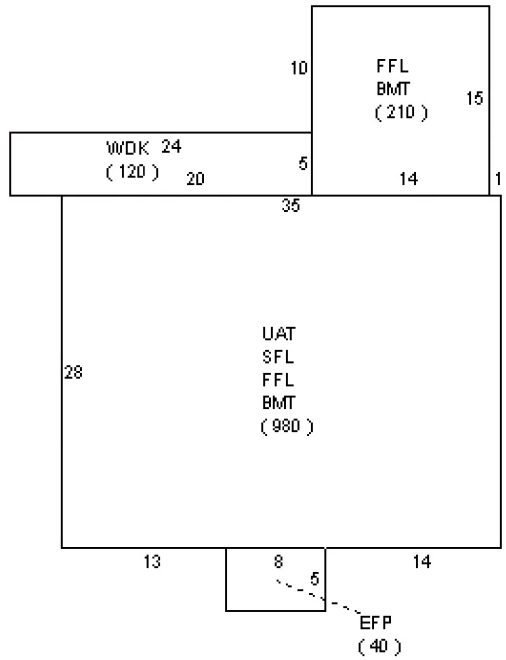
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	182.67
Special Features:	0	Val/Su Net:	144.57
Final Total:	544300	Val/Su SzAd	250.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,190	54.800	65,212
FFL	First Floor	1,190	182.670	217,372
SFL	Second Floor	980	182.670	179,012
UAT	Upper Attic	245	73.070	17,901
WDK	Deck	120	14.430	1,732
EFP	Enclos Porch	40	73.100	2,924

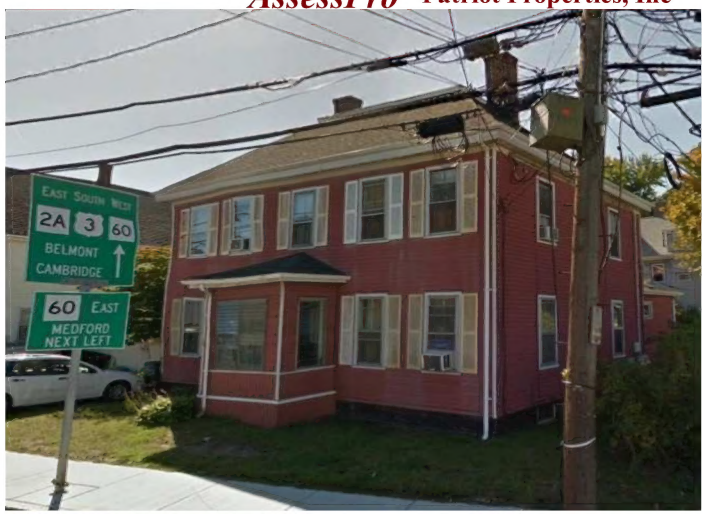
	Net Sketched Area:	3,765		Total:	484,153
Size Ad	2170	Gross Are	4500	FinArea	2170

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 049.0-0003-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
34	Bank B W/Lof	D	Y	1	28X32	A	AV	1900	16.46	T	40.8	105			8,700			8,700

More:	N	Total Yard Items:	8,700	Total Special Featues:		Total:	8,700